097.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,524,200 / 1,524,200
					USE VALUE:	1,524,200 / 1,524,200
					ASSESSED:	1,524,200 / 1,524,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCHUGH CHERYL & ANDREW
Owner 2:	
Owner 3:	
Street 1:	21 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUTCHINSONHOMES LLC -
Owner 2:	-
Street 1:	42 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 4241 Square Feet, with 1 Unit, 1 Bath, 4 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9200.000	1,019,500	17,500	487,200	1,524,200
Total Card	0.211	1,019,500	17,500	487,200	1,524,200
Total Parcel	0.211	1,019,500	17,500	487,200	1,524,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.40 | /Parcel: 359.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 63317
GIS Ref:
GIS Ref:
Insp Date: 05/15/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	866,900	17500	9,200.	487,200	1,371,600	1,371,600	Year End Roll	12/18/2019
2019	101	FV		5100	18,765.	688,100	693,200	693,200	Year End Roll	1/3/2019
2018	101	FV	377,300	5100	18,765.	589,800	972,200	972,200	Year End Roll	12/20/2017
2017	101	FV	377,300	5100	18,765.	550,500	932,900	932,900	Year End Roll	1/3/2017
2016	101	FV	377,300	5100	18,765.	471,800	854,200	854,200	Year End	1/4/2016
2015	101	FV	368,000	5100	18,765.	422,700	795,800	795,800	Year End Roll	12/11/2014
2014	101	FV	368,000	5100	18,765.	391,200	764,300	764,300	Year End Roll	12/16/2013
2013	101	FV	368,000	5100	18,765.	373,000	746,100	746,100		12/13/2012

!7907!

PRINT

Date	Time
12/10/20	22:30:26

LAST REV

Date	Time
09/29/20	14:05:51

apro

PAT ACCT. 7907

USER DEFINED

Prior Id # 1:	63317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUTCHINSONHOMES	72151-558	1	1/23/2019		1,690,000	No	No		
FRATTO EDWARD J	70188-449		11/3/2017	Change>Sale	1,000,000	No	No		
FRATTO EDWARD/E	27586-559		8/19/1997	Family	99	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1534	Redo Bat	11,000	C				
4/27/2018	509	New Buil	325,000	O				
3/8/2018	262	Demoliti	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2019	Meas/Inspect	DGM	D Mann
5/7/2019	Info Fm Plan	DGM	D Mann
9/10/2018	Field Review	PH	Patrick H
4/4/2018	SQ Returned	EMK	Ellen K
6/17/2009	Measured	189	PATRIOT
10/26/2000	Hearing N/C	197	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9200		Sq. Ft.	Site		0	70.	0.76	4									487,199						487,200	

Total AC/HA: 0.21120 | Total SF/SM: 9200 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 487,199 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	A- - Very Good (-		
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	4	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93965518
Const Adj.:	0.99989998
Adj $ / SQ:	117.445
Other Features:	123986
Grade Factor:	1.61
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1029794
Depreciation:	10298
Depreciated Total:	1019496

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB		

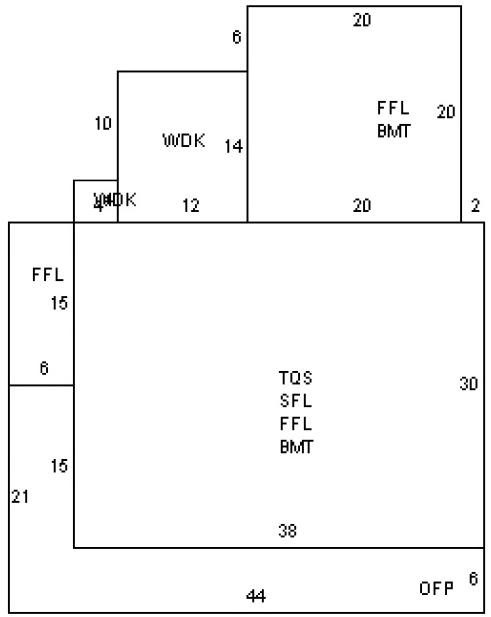
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.09
Special Features:	0	Val/Su Net:	178.77
Final Total:	1019500	Val/Su SzAd	281.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,630	117.450	191,436
BMT	Basement	1,540	52.150	80,304
SFL	Second Floor	1,140	117.450	133,887
TQS	3/4 Story	855	117.450	100,416
OFP	Open Porch	354	21.160	7,490
WDK	Deck	184	11.430	2,104

Net Sketched Area:	5,703		Total:		
Size Ad	3625	Gross Are	12006	FinArea	4241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1935	21.25	T	40	101			5,100			5,100
4	Garage W/Lof	D	Y	1	21X21	G	AV	2019	28.42	T	1	101			12,400			12,400

More:	N	Total Yard Items:	17,500	Total Special Featues:	Total: 17,500

IMAGE

AssessPro Patriot Properties, Inc